

## **Board of Supervisors Hearing Date: April 22, 2008**

**Case Summary:**      **Project No. 98-123-(3)-Conditional Use Permit, Oak Tree Permit  
Case No. 98-123-(3); Vesting Tentative Tract Map No. 52652**

**Project Applicant: Faye Estates**

**BOS Hearing Date:** March 25, 2008

**RPC Hearing Dates:** October 3, 2007

**RPC Action Date:** January 16, 2008

### **Synopsis**

The Regional Planning Commission ("Commission") approved Project No. 98-123-(3), a subdivision of 58.03 acres to create 25 single-family lots, one open space lot, one public facility lot, one water tank lot and one recreation lot, located west of Randiwood Lane between Kittridge Street and Welby Way in the Chatsworth Zoned District. The project also included a request for approval of a conditional use permit ("CUP") to ensure compliance with the requirements of development within a Residential Planned Development ("RPD") zone and for on-site grading in excess of 100,000 cubic yards, and for approval of an oak tree permit for the removal of 14 oak trees (including one heritage oak tree) and encroachment into the protected zone of one oak tree. This project received a Mitigated Negative Declaration pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines. Impacts mitigated to less than significant levels include air quality, traffic congestion, protection of walnut woodland and coastal sage scrub habitat, and visual qualities. The project was appealed to the Board on the basis that the proposal presents an undue risk to the health and safety of the surrounding community due to the single means of access in a Very High Fire Hazard Severity Zone.

### **Summary of Regional Planning Commission Proceedings**

The Commission conducted concurrent public hearings for the Vesting Tentative Tract Map No. 52652, Conditional Use Permit Case No. 98-123-(3), and Oak Tree Permit Case No. 98-123-(3) on October 3, 2007.

During the public hearing, the Commission heard testimony from three persons, all in opposition to the project. The three testifiers generally reiterated the concerns expressed in correspondence, including low water pressure, soil instability, poor maintenance of the property, and removal of oak trees. In addition, they emphasized problems with emergency vehicle access during fire, traffic and on-street parking, and the desire to preserve the subject property as open space. They also questioned whether the Los Angeles City Fire Department had provided any input on the project as it has the closest fire station, and advocated the need for a full-scale Environmental Impact Report.

After hearing all testimony, the Commission closed the public hearing on October 3, 2007, and directed staff to prepare the final documents. Before the Commission's final action, the developer prepared traffic-related information for the residents of the area surrounding the proposed project. This information was voluntarily provided by the developer and was not required by any County Department. The Commission approved the project on January 16, 2008.

### **Key Issues**

- Community concerns include:
  - Single means of access for a total of 201 residences in a Very High Fire Hazard Severity Zone. Fire Department recommended approval based on topographic constraints and pattern of ownership, which justified the modification from two means of access;
  - Methodology of the traffic report prepared by the developer; and
  - Appropriateness of the Initial Study.

**PROJECT NO. 98-123-(3) CONDITIONAL USE PERMIT  
OAK TREE PERMIT CASE NO. 98-123-(3)  
VESTING TENTATIVE TRACT MAP NO. 52652  
CEO Summary**

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- A community meeting was held on March 20, 2008, with attendees including members of the existing adjacent community, and staff from Supervisor Yaroslavsky's Office, County Counsel, and Departments of Regional Planning, Public Works, and Fire. A report responding to the issues discussed at this meeting is still pending.

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